



SUBDIVISION REGULATIONS

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CHAPTER 1220
GENERAL PROVISIONS

1220.01	TITLE.	1220.07	PLANNED UNIT
1220.02	PURPOSE; OBJECTIVES.		DEVELOPMENTS;
1220.03	ADMINISTRATION.		REGULATIONS MAY
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CROSS REFERENCES

OHIO REVISED CODE

Plat and subdivision defined	711.001
Approval by Planning Authority without a plat	711.131
Cornerstones, markers and pins	711.03, 711.14
Plat acknowledgment and recording	711.04, 711.06
Fee of designated public land to vest when plat recorded	711.07, 711.11
Disposal of lots; forfeiture	711.15
Lost or destroyed records	711.34 et seq.
Municipal corporations may adopt rules and regulations	711.101, 711.132
Violations of rules and regulations	711.102

1220.01 TITLE.

These regulations shall be known as the "Subdivision Regulations of the Village of Whitehouse, Ohio," and hereinafter be referred to as "these regulations."

1220.02 PURPOSE; OBJECTIVES.

The general purpose of these Subdivision Regulations is to guide and regulate the planning, subdividing and development of land in order to promote and protect the public health, safety and general welfare. It is intended that these Subdivision Regulations be applied to achieve the following objectives:

Adopted April 1, 1997

- A) The orderly development of land to obtain harmonious and stable neighborhoods;
- B) Safe and convenient vehicular and pedestrian circulation;
- C) Designs to allow ample public open spaces for schools, recreational purposes and other public proposes;
- D) Accurate surveying of land and preparation and recording of plats;
- E) The assurance that subdivision improvements are properly installed and completed in compliance with Chapter 1226; and
- F) The coordination of land development in accordance with the Zoning Code and the Master Plan.

1220.03 ADMINISTRATION.

These regulations shall be administered by the Village of Whitehouse Planning Commission, as provided for under the Charter of the Municipality of Whitehouse.

1220.04 THE PLANNING COMMISSION

A) Authority

The Planning Commission derives its legal authority, in the matter of regulating the subdivision of land, from Ohio Revised Code Chapters 711 and 713 and the Village Charter.

B) Composition and Term.

The Planning Commission shall consist of the Mayor and four (4) electors of the Municipality not holding any other Municipal office or appointment. The terms shall be for six (6) years, except that of the four (4) first appointed, one (1) shall be appointed for a term of two (2) years, one (1) shall be appointed for a term of three (3) years, one shall be appointed for a term of five (5) years, and one (1) for a term of six (6) years.

The Commission shall organize under a chairman and Secretary elected from among the four (4) appointed members for a term of one (1) year.

Adopted April 1, 1997

C) Powers and Duties.

The Planning Commission shall have the powers and duties conferred upon it by the Ohio Revised Code, The Municipal Charter of The Village of Whitehouse and ordinances of the Council enacted pursuant thereto and in addition shall have such powers not inconsistent with the Charter or ordinances as may now or hereafter be granted by the laws of the State of Ohio.

1220.05 JURISDICTION.

These regulations shall be applicable to all subdivisions of land within the Village. The Village Administrator shall have administrative approval of minor subdivisions (lot splits). The Village Planning Commission shall have the approval of preliminary plats. Village Council shall have approval of the final plat.

1220.06 RELATION TO OTHER LAWS.

The provisions of these regulations shall supplement any and all laws of the State of Ohio, ordinances of the Village or any and all rules and regulations promulgated by authority of such law or ordinance relating to the purpose and scope of these regulations. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or that imposing the higher standards shall govern, except as provided in Chapter 1222.07 of these regulations.

1220.07 PLANNED UNIT DEVELOPMENTS; REGULATIONS MAY BE MODIFIED.

These regulations may be modified by the degree necessary to accomplish the objectives and standards required for the planned unit development of residential, commercial, or industrial subdivisions, or a mixture thereof. Nothing in the planned unit development chapter, however, shall exempt the developer from the requirements of subdivision plat approval as specified in Chapter 1224 of these regulations.

Adopted April 1, 1997

1220.08 AMENDMENTS.

These Subdivision Regulations may be changed or amended from time to time by Council, provided that such changes or amendments, prior to adoption, shall be submitted to the Planning Commission for study and report and a public hearing shall be held thereon, public notice of which hearing shall be given in a newspaper of general circulation in the Village at least 15 days prior to such hearing.

1220.09 SEPARABILITY.

Each section or part thereof of these Subdivision Regulations is hereby declared to be a separate and distinct enactment. If any section, clause or provision of these Subdivision Regulations is declared by a court to be invalid, such ruling shall not affect the validity of these Subdivision Regulations as a whole or any part thereof, other than the section, clause or provision so declared to be invalid.

1220.10 PENALTY.

Any subdivider, owner, agent, surveyor, engineer, corporation or other person who or which willfully violates or assists in violating any of the provisions of these Subdivision Regulations, or who fails to comply with an order issued pursuant hereto, shall be fined not less than \$50.00 nor more than \$1,000 for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues. Such sum may be recovered with costs in a civil action in the County Court of Common Pleas brought by the legal representative of the Village in the name of the Village and for the use of the Village.

CHAPTER 1222
DEFINITIONS

1222.01 INTERPRETATION OF TERMS OR WORDS.
1222.02 DEFINITIONS.

CROSS REFERENCES

OHIO REVISED CODE

Plat and subdivision defined..... 711.001
 Cornerstones, markers and pins..... 711.14
 Plat acknowledgment and recording..... 711.04, 711.06
 Fee of designated public land to vest when
 plat recorded..... 711.07, 711.11
 Disposal of lots; forfeiture..... 711.15
 Lost or destroyed records..... 711.34 et seq.
 Municipal corporations may adopt rules and
 regulations..... 711.101, 711.132
 Violations of rules and regulations..... 711.102

1222.01 INTERPRETATION OF TERMS OR WORDS

Interpretation of terms and words: for the purpose of these regulations, certain terms and words used herein shall be interpreted as follows:

- A) The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- B) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- C) The word shall is a mandatory requirement, the word may is a permissive requirement, and the word "should" is a preferred requirement.
- D) The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."
- E) The word "lot" includes the words "plot" or "parcel."

Where terms are not defined in this section, they shall have their ordinarily accepted meanings or such meanings as the text may imply.

Adopted April 1, 1997

1222.02 DEFINITIONS

As used in these Subdivision Regulations:

Alley: "Alley" means a dedicated thoroughfare not more than ten feet wide where required for pedestrian use exclusively and not less than twenty feet wide where required for vehicular use.

Arterial Street: See "Street"

Boundary Line: "Boundary line" means a line delineated that establishes the limits of an area.

Buffer Lot: "Buffer Lot" means a lot on a plat across the end of a street proposed to be extended by future platting, or a lot along the length of a street where only part of the width has been dedicated, which lot has been retained by the owner but conditionally dedicated on the plat for street purposes when the street is extended or widened.

Building: "Building" means a structure having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals, property, or chattels. When separated by division walls from the ground up without openings, each portion of such building shall be deemed a separate building.

Building Line: "Building Line" means a line established on a parcel for the purpose of prohibiting construction of a building between such line and an easement, right-of-way or other public area in the interest of protecting the general welfare. (See Set Back Line)

Chairman of the Planning Commission: "Chairman of the Planning Commission" means a Member of the Commission who presides over the Commission hearings as Chairman and is the signator to all subdivisions of land acted on by the Commission.

Collector Street: See "Street"

Commercial Development: "Commercial development" means a planned commercial center providing building areas, parking areas, service areas, screen planting and adjacent roadway improvements.

Covenant: "Covenant" means a private legal restriction on the use of land, contained in the deed to the property or otherwise formally recorded.

Crosswalkway: "Crosswalkway" means a right of way dedicated to public use, 10 feet in width, through a block along lot lines to facilitate pedestrian access to adjacent streets and properties.

Cul-de-Sac: See "Street"

Culvert: "Culvert" means a transverse drain that channels under a bridge, street, or driveway.

Curb Grade: "Curb Grade" means the elevation of the established curb in front of the building measured at the center of such front. Where no curb grade has been established, the Village Engineer shall establish such curb grade or its equivalent for the purpose of this Ordinance.

Dead-end Street: See "Street"

Density: "Density" means a unit of measurement representing the number of dwelling units per acre of land.

A) Gross Density - the number of dwelling units per acre of total land to be developed including right-of-ways.

B) Net Density - the number of dwelling units per acre excluding right-of-ways.

C) Gross Acre - total acreage of a parcel including public rights-of-way and easements.

D) Net Acre - total acreage of a parcel excluding public rights-of-way and easements.

E) Density Classification

1. Low - no greater than 1.5 units per net acre
2. Low-Medium - 1.5 to 2.2 units per net acre
3. Medium - 2.2 to 3.9 units per net acre
4. Medium-high - 3.9 to 5.0 units per net acre
5. High - greater than 5 units per net acre

Drawing: "Drawing" means a preliminary drawing, containing all the information required under Section 1224.04 (M).

Drive-Up: "Drive-Up" means an establishment or facilities where goods or services are provided from windows or in drive through areas to customers in cars or to the cars and where the cars are temporarily stopped or standing and which commonly does, or could involve a lineup of cars waiting in line for such goods or services. Current examples of drive-up developments include but are not limited to car washes, drive-up windows at banks and at fast food restaurants.

Easement: "Easement" means a grant by a property owner of the use of a strip of land by the public, a corporation or a person for specific purposes.

Engineer: "Engineer" means a registered engineer authorized to practice civil engineering as defined by Ohio R.C. Chapter 4733.

Flood plain: "Flood plain" means that portion of land adjacent to a river, creek or ditch which is covered with water when the river, creek or ditch overflows its banks at flood stage, or which is estimated to become subject to flooding.

Frontage: "Frontage" means all of the property on one (1) side of a street between two (2) intersecting streets (crossing or terminating), measured at the set back building line - or if the street is dead ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.

High water level: "High water level" means the estimated high water level as determined by the appropriate public agency from calculations based on a 25 year rainfall frequency.

Improvement: "Improvement" means street pavements, with or without curb or gutter; sidewalks; crosswalkways; water mains; sanitary and/or storm sewers; monuments; or other items specified in Chapter 1228.

Industrial Development: "Industrial Development" means a planned industrial area specifically for an industrial use and providing screen planting and adjacent roadway improvements.

Local Street: See "Street"

Loop Street: See "Street"

Lot: "Lot" means a designated parcel of land in a plat intended as a unit for transfer of ownership or to be occupied by a building and its accessory buildings, together with such open spaces as are required by law, and having its principal frontage upon a public street.

Lot Split: "Lot Split" means a minor subdivision of land which involves the subdivision of a lot into five (5) or fewer lots that does not involve the opening, widening or extensions of any street or road.

Major Street: See "Street"

Major Street Plan: "Major Street Plan" means the Village of Whitehouse Major Street Plan which designates roadways as expressways, principal arterial, minor streets, major collectors or local collectors.

Major Subdivision: "Major Subdivision" means a division of a parcel of land that requires a plat to be approved by the Village Plan Commission in accordance with Chapter 711 O.R.C.

Marginal Access Street: See "Street"

Master Plan: "Master Plan" means the comprehensive plan made and adopted by the Village Council indicating the general locations recommended for streets, parks, public buildings, zoning districts and other public improvements.

Minor Street: See "Street"

Minor Subdivision: "Minor Subdivision" means a division of a parcel of land which does not require a plat to be approved by the Village Planning Commission in accordance with Chapter 711.131 O.R.C. also known as a lot split (deed transfer).

Monuments: "Monuments" are defined as follows:

- A) **Type A Monument:** "Type A monument" means a cylindrical concrete marker, six inches in diameter and thirty inches in length, with a one-fourth inch iron rod cast at the central axis of the cylinder. Such marker shall be placed in a vertical position with its top being level with the surface of the surrounding ground.
- B) **Type B Monument:** "Type B monument" means a cylindrical concrete marker as described under Type A, except that a machine type iron bolt (without nut) of one inch in diameter by twelve inches in length shall be placed in a vertical position with the head of the bolt upward and level with the surface of the pavement. A point shall be marked on the head of the bolt to indicate the exact point referred to on the final plat.

Open Space: "Open Space" means an area open to the sky which may be on the same lot with a building. The area may include parkland along with the natural environmental features, swimming pools, tennis courts, and any other recreational facilities that the Planning Commission deems permissive. Streets, structures for habitation, and the like shall not be included.

Original Parcel: "Original Parcel" means the tract of land that is a contiguous quantity of land held in common ownership which has not been platted by the existing owner or owners.

Out Lot: "Out Lot" means property shown on a subdivision plat outside of the boundaries of the land which is to be developed and which is to be excluded from the development of the subdivision.

Parcel: "Parcel" means a unit of land as shown on the tax duplicate.

Parking Lot: "Parking Lot" means any off-street area or structure which meets one (1) of the following conditions.

- A) Contains one (1) or more parking, vehicular storage, loading or stacking spaces for commercial, institutional, recreational or industrial use, whether free or for compensation; or
- B) Contains five (5) or more parking spaces for any residential use.

Parking Space: "Parking Space" means an area exclusive of any driveway or other circulation area, accessible from a street, alley or maneuvering area and designed for temporary parking of a motor vehicle.

Performance Bond or Surety Bond: "Performance Bond or Surety Bond" means an agreement by a subdivider or developer with the Village for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

Place: "Place" means a private thoroughfare other than a street or alley, permanently reserved as a lot on a recorded plat as the principal means of access to abutting property, approved under applicable subdivision regulations by the Village of Whitehouse in accordance with O.R.C. Chapters 711 and 713.

Planned Unit Development: "Planned Unit Development" means an area of land in which a variety of housing types and subordinate commercial and industrial facilities are accommodated in a preplanned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations.

Planning Commission: "Planning Commission" means the Village Planning Commission.

Plat: "Plat" means a map of a tract or parcel of land, the details of which are provided for in Section 1224.05.

Public Way: "Public Way" means an alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk, or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

Public Right-of-Way: "Public Right-of-Way" means a strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts, and bridges.

Secretary to the Planning Commission: "Secretary to the Planning Commission" means a member of the Commission who records the minutes and publishes meeting notices and agendas for all Planning Commission meetings and hearings.

Setback Line: "Setback Line" means a line established by zoning, platting, or other legal means on a lot, that is a specified distance from and parallel to the lot line, to restrict the encroachment of buildings on the lot line. (See Building Line)

Sidewalk: "Sidewalk" means that portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic. (See Walkway)

Street: "Street" means a right of way dedicated to the public use which provides vehicular and pedestrian access to abutting properties.

A) **Arterial Street:** A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.

- B) Collector Street: A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets including the principal entrance and circulation routes within residential subdivisions.
- C) Cul-de-Sac: A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround.
- D) Dead-end Street: A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
- E) Local Street: A street primarily for providing access to residential, commercial, or other abutting property.
- F) Major Street: "Major Street" means an expressway, dual highway, dominant major street, major street or secondary major street which serves, or is intended to serve, as the principal trafficway between areas or districts. For terms which identify these streets and their required right-of-way widths, see Section 1226.03(B).
- G) Minor Street: "Minor Street" means a street other than a major thoroughfare.
- H) Loop Street: A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the 180 degree system of turns are not more than 1000 feet from said arterial or collector street, nor normally more than 600 feet from each other.
- I) Marginal Access Street: A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street.)

Structure: "Structure" means anything constructed, erected, or placed on the land, the use of which requires a more or less permanent location on the land, or attached to something having a permanent location on the land. This includes and not limited to buildings, walls, fences, advertising signs and billboards.

Subdivider: "Subdivider" means the owner of land, being a person, firm, corporation or legal entity, effecting the subdivision of land.

Subdivision: "Subdivision" means:

- A) The division of any parcel of land, shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites or lots, any one of which is less than five acres, for the purpose, whether immediate or future, of transfer of ownership, provided that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or
- B) The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street, except a private street serving industrial structures; or the division or allocation of land as open spaces for common use by owners, occupants or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage or other facilities. (See Minor Subdivision)

Surveyor: "Surveyor" means a registered surveyor authorized to practice surveying as defined by Ohio R.C. Chapter 4733.

Tracing: "Tracing" means a translucent drawing on linen, mylar, cronaflex or equal from which a print can be taken directly.

Variance: "Variance" means a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Walkway: "Walkway" means a dedicated public way, five (5) feet or more in width, for pedestrian use only, whether along the side of a road or not. (See Sidewalk)

CHAPTER 1224
PLATTING PROCEDURE

1224.01	APPROVAL WITHOUT A PLAT - MINOR SUBDIVISION.	1224.04	PRELIMINARY PLAT PROCEDURE.
1224.02	PLATS - MAJOR SUBDIVISION.	1224.05	PLAT REQUIREMENTS.
1224.03	APPEALS.		

CROSS REFERENCES

OHIO REVISED CODE

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Approval by planning authority without a plat	711.131
Original plats	711.01 et seq
Cornerstones, markers and pins	711.03, 711.14
Plat acknowledgment and recording	711.04, 711.06
Fee of designated public land to vest when plat recorded	711.07, 711.11
Disposal of lots; forfeiture	711.15
Vacating plats	711.17 et seq.
Revision of plats	711.28 et seq.
Lots or destroyed records	711.34 et seq.
Municipal corporations may adopt rules and regulations	711.101, 711.132
Violations of rules and regulations	711.102

MUNICIPAL CODE

Definitions	1222
Improvements required prior to plat approval	1228.01

1224.01 APPROVAL WITHOUT A PLAT - MINOR SUBDIVISION

A) The division of land may be treated as a minor subdivision if all the following requirements are satisfied:

A subdivision along an existing public street which

1. Contains no more than five (5) lots after the original tract has been completely subdivided.
2. Does not involve the opening, widening or extensions of any street or road, and
3. Does not result in lots with less than the minimum requirements of the Zoning Code for such area;
4. All lots shall abut an existing public street.
5. Sidewalks shall be provided on all newly created parcels in accordance with Village Sidewalk Plan.

Adopted April 1, 1997

B) Requirements

1. The request shall be submitted to The Village Administrator for review and action without requiring a plat.
2. The Village Administrator shall, within seven (7) working days, either approve or disapprove such subdivisions. If approved, the Administrator shall stamp "approved by the Planning Commission of the Village of Whitehouse, no plat required" on a conveyance of the parcel or parcels involved. The stamped approval shall be signed by The Village Administrator. Such subdivision(s) shall be disapproved if it does not meet the minimum requirements of Chapters 1220 through 1228 of the Subdivision Regulations, the Village Zoning Code and or is in conflict with the Village Comprehensive Plan.

1224.02 PLATS - MAJOR SUBDIVISION**A) Preliminary Discussions**

Each subdivider of land or their surveyor or registered professional engineer shall confer with the Village Administrator before preparing a preliminary subdivision plat in order to become thoroughly familiar with the subdivision requirements and those of the official plans of the Village affecting the area within which the proposed subdivision lies.

B) Sketch Drawings

A sketch drawing may be submitted, in duplicate, to the Planning Commission for its review and recommendations. The drawing shall contain enough information so that an accurate analysis can be made. The Commission shall advise and aid the developer or owner in obtaining the best possible layout for all concerned. After a proper solution has been worked out, the developer or owner may proceed with his or her preliminary drawing.

1224.03 APPEALS

Appeal of the denial of the minor subdivision of land, by the Village of Whitehouse Administrator, shall be filed with Village Planning Commission. Appeal of the denial, by the Planning Commission, of a minor subdivision or plat, shall be filed with the Village Council.

1224.04 PRELIMINARY PLAT PROCEDURE

- A) A preliminary plat shall be submitted for all subdivisions located within the Village, which are intended to be recorded as a plat. The preliminary plat shall be based on a boundary survey prepared by a registered surveyor, and contain all items listed in Section 1224.05
- B) The drawing shall be analyzed by the Commission for conformity to these Subdivision Regulations. If the drawing does not conform to these Subdivision Regulations, the developer or his or her agent shall be notified so that the drawing may be revised.
- C) If the drawing is acceptable, it shall be sent to the appropriate public agencies for their review and recommendations.
- D) When the recommendations of the public agencies are received they shall be reviewed. If the drawing is not acceptable to any public agency, the developer or his or her agent shall be notified so that the drawing may be revised. If the drawing is acceptable and/or subject to certain modifications, the drawing shall be presented to the Commission for consideration.
- E) If the subdivision lot area or use does not conform to the existing zoning classification, a petition to rezone such area shall be submitted by the property owner and acted upon by the Commission prior to the consideration of the drawing.
- F) The Commission may introduce such changes or revisions to the drawing as are deemed necessary to the interests and needs of the community, provided that such changes are not in violation of these Subdivision Regulations. Changes agreed to by the subdivider or his or her representative shall be marked in red on the approved drawing. The developer or his or her agent shall then furnish the Commission with seven copies of the revised drawing containing such agreements.
- G) Approval of the drawing is valid for one year and allows the developer to proceed with the preparation of the improvement plans required by the various public agencies. It also allows the developer to proceed with the construction of improvements as soon as the required plans are reviewed and approved by the appropriate public agencies.

- H) The Commission shall disapprove the drawing if it does not contain the necessary information, if it is not in accordance with these Subdivision Regulations or if the proposed improvements are not approved by the appropriate public agencies.
- I) The subdivider and his or her agent shall be notified in writing of the Commission action, and such notification will also be given to appropriate public agencies.
- J) After approval of the drawing by the Commission, a plat may be filed as provided for in Section 1224.05.
- K) Seven (7) copies of the drawing shall be submitted at least 20 days before a meeting of the Commission.
- L) The Commission shall approve or disapprove the drawing within 60 days, of the filing of the drawing, or within such further time as the applying party agrees to.
- M) The drawing shall not be accepted for processing unless the following data are contained therein:
 - 1. Identification shall be noted as follows:
 - a. The title "Preliminary Drawing";
 - b. The proposed name of the subdivision;
 - c. The location by township, section, town and range or by other legal description;
 - d. Names and addresses of the developer and his or her agent who designed the subdivision;
 - e. The scale of the drawing (one inch equals 100 feet preferred);
 - f. The date and north point;
 - g. The approximate acreage; and
 - h. The key location.
 - 2. Delineation shall include, but not be limited to, the following:
 - a. Boundary lines of the proposed subdivision indicated by dashed heavy lines;
 - b. Locations, widths and names of all existing or prior platted streets or other public ways; railroad and utility rights of way and easements; parks and other public open spaces; permanent buildings and structures; and section and corporation lines, within or adjacent to the tract;

- c. Existing sewers, water mains, culverts, other underground facilities and open drainage ditches in and within close proximity to the tract, indicating the size, depth, direction of flow and location;
- d. Boundary lines of all tracts of unsubdivided and subdivided land abutting the proposed plat, showing owners of tracts greater than one acre;
- e. Indication of ground forms, preferably contours at two-foot intervals as measured in the field;
- f. The existing zoning of the proposed subdivision and abutting tracts in zoned areas;
- g. The layout of proposed streets, their proposed names and widths and the widths of proposed alleys, crosswalkways and easements. Proposed street names shall be checked with the Real Estate Transfer Department of the County Auditor's office to avoid duplication.
- h. Layout numbers and dimensions of lots or parcels with appropriate designations;
- i. Suggested locations of proposed water lines, sanitary sewer lines, storm sewer lines and sidewalks;
- j. Sanitary treatment plant, well and septic tank locations;
- k. Where public water and sewer are not available, a submission of the results of soil percolation tests shall be filed with the application. The location of soil percolation tests shall be indicated and keyed to the result submitted.
- l. A diagram of proposed drainage development, including streets and lots, with indication of their outlet into existing facilities, and proposed elevations of drains at critical points;
- m. In critical areas, high water levels and areas subject to flooding;
- n. A screen planting plan, if any, and a street tree planting plan; and
- o. Proposed building set-back lines, showing dimensions.

1224.05 PLAT REQUIREMENTS.

- A) The plat shall substantially conform to an approved preliminary drawing previously submitted, or the subdivider shall provide adequate data to permit a proper review of any proposal which has not been approved in a preliminary drawing.

- B) Prior to approval of a plat, the Planning Commission shall obtain certification from the proper Village departments that the required improvements have been made or are ensured to be in conformity to these Subdivision Regulations.
- C) The Chairman and Secretary of the Commission, provided that the plat is in accordance with these Subdivision Regulations, shall endorse his or her written approval on such plat or forthwith advise the developer of the rules not complied with by the plat.
- D) Upon approval by the Commission, necessary Village agencies and Village Council, the plat may be recorded with the County Recorder within six months. If the plat is not recorded within such time, the approval of the Commission shall be null and void.
- E) Before any building permit can be issued for lots in the plat, the plat shall be recorded in the office of the County Recorder.
- F) The tracing of the plat after recording shall be filed and retained in the office of the Clerk of Council.
- G) The plat shall be a reproducible tracing, 20 inches by 30 inches in size.
- H) All information on the plat, including the signatures, shall be in black opaque ink or other medium that is readily reproduced by printing and photostatic processes.
- I) The plat shall contain the following:
 - 1. Identification.
 - a. The name of the subdivision;
 - b. The location by township, section, town and range, and by other legal description as necessary;
 - c. Names of owners and the signature and seal of the registered surveyor;
 - d. The scale shown graphically;
 - e. The date; and
 - f. The north point.

2. Delineation.

- a. The boundary of the plat, based on an accurate traverse, with bearings and angular and linear dimensions in conformity to the legal description, superimposed with a heavy dashed line to indicate the limits of the plat;
- b. True angles and distances to at least three of the nearest established street lines or official monuments which shall be accurately described on the plat;
- c. Subdivision boundary lines tied to section lines or other U.S. Government Survey lines by distances and angles.
- d. Accurate locations of monuments. One monument shall be placed at each change in direction on the boundary of the plat, and one monument shall be placed on the centerline of the right of way of each street intersection and at the beginning and end of each street curves.
- e. Exact locations, widths and names of streets within and adjoining the plat, and exact locations and widths of alleys and crosswalkways. The name of a street shall not duplicate that of any existing street. Proposed street names shall be checked with appropriate public officials.
- f. Exact locations and widths of easements for rights of way provided for public services, utilities or other purposes;
- g. Lot or parcel numbers and lines with accurate dimensions in feet and hundredths of a foot;
- h. Accurate designations of areas to be dedicated or reserved for public use, with the purpose indicated thereon;
- i. Radii;, internal angles, points of curvature, tangent bearings and lengths of all arcs;
- j. Building set-back lines accurately shown with dimensions; and
- k. The estimated elevation for the high water level as determined by the appropriate agency designated in Section 1228.12

Adopted April 1, 1997

3. Certification and signatures.

a. Surveyor's certification.

I hereby certify that during _____, 19____, I surveyed the property hereon described subdividing same into lots numbered consecutively from _____ to _____ both inclusive, and lettered _____ and _____. Distances are given in feet and decimal parts thereof. Concrete monuments have been set at each change in direction of the boundary of the plat and marked thus _____. Additional monuments marked thus _____ are to be set after the street improvements have been made.

_____ Registered Surveyor No.

b. Owner's certification.

I, (we), the undersigned, owner(s) of the property hereon described, do hereby adopt the subdivision as shown on this plat, establish setback lines as shown, dedicate to public use the streets and rights of way as shown, except buffer lots which are dedicated on the condition that the abutting right of way dedication is extended or widened beyond said buffer lots. I, (we), do hereby establish easements as shown hereon and designated as utility easements for the purpose of permitting the construction, installation, relocation and maintenance of public or quasipublic utility facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, maintenance or safe operation of utility lines or drainage facilities. I, (we), further certify that I, (we), will improve this subdivision with the following installations (statement of the specific sewer, water, pavement and other improvements to be installed).

WITNESSES:

OWNERS:

c. Notary.

State of Ohio) ss
County of Lucas)

on this _____ day of _____ 19____, before me personally appeared _____, and acknowledged the signing of this plat to be his (their) free act and deed for the purpose herein mentioned. Witness my hand and seal the day and year above written.

Notary Public

My Commission Expires: _____

d. Planning Commission.

We hereby certify that this plat is approved by the Whitehouse Planning Commission in accordance with the Subdivision Rules and Regulations for Whitehouse, Ohio. Signed this _____ day of _____, 19____.

Chairman

Secretary

e. Council.

This plat is hereby accepted and approved by Village Council this _____ day of _____, 19____.

Clerk of the Village of
Whitehouse, Ohio

Mayor of the Village
of Whitehouse, Ohio

f. County Tax Map Department.

Ownership of the property comprising this plat is correctly shown.

Lucas County Tax Map
Department

g. County Auditor.

This plat has been submitted for the purpose of appraisal this _____ day of _____, 19____.

Lucas County Auditor

h. County Recorder.

Received for record this ____ day of _____, 19____,
at _____ M. Recorded in Volume_____, pages
_____, Book of Plats.

Lucas County Recorder

i. Village Administrator.

I find that the streets shown on this plat have been
constructed in accordance with the specifications shown
hereon and are in good repair and said streets are
hereby accepted for public use pursuant to Ohio Revised
Code, Section 711.091.

Whitehouse Village
Administrator*

*Note: Need not be signed prior to recording of plat
 unless ready for acceptance for public use.

CHAPTER 1226
DESIGN STANDARDS

1226.01	GENERAL REQUIREMENTS; VARIANCES.	1226.06	SETBACKS; BUILDING LINES.
1226.02	LOTS.	1226.07	EASEMENTS.
1226.03	STREETS.	1226.08	COMMERCIAL AREAS.
1226.04	BLOCKS.	1226.09	HIGH WATER LEVEL.
1226.05	PUBLIC SPACES.		

CROSS REFERENCES

OHIO REVISED CODE

Plat and subdivision defined	711.001
Cornerstones, markers and pins	711.03, 711.14
Plat acknowledgment and recording	711.04, 711.06
Fee of designated public land to vest when plat recorded	711.07, 711.11
Disposal of lots; forfeiture	711.15
Lost or destroyed records	711.34 et seq.
Municipal corporations may adopt rules and regulations	711.101, 711.132
Violations of rules and regulations	711.102

1226.01 GENERAL REQUIREMENTS; VARIANCES.

- A) The proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the area.
- B) The tract to be subdivided should not encroach upon an area designated for future public facilities. Such area shall be incorporated in the drawing and reserved for one year after approval thereof, or for a longer period as may be mutually agreed upon, to allow the appropriate public agency time to acquire such land.
- C) Variations, exceptions and/or modifications to these Subdivision Regulations may be made by the Planning Commission in specific cases where it is deemed that unusual topographical or other exceptional conditions require such variation, exception and/or modification, provided that plats are self-contained and do not encroach unfavorably on or interfere with the normal development of abutting properties.

Adopted April 1, 1997

1226.02 LOTS.**A) Lot Dimensions**

1. All lots shall conform to the minimum dimensional requirements of the Zoning Code.
2. Where lots are more than double the minimum lot width and/or lot area required for the zoning district, the Planning Commission may require that those lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve potential lots, all in compliance with the Zoning Code and these regulations. Depth and width of properties reserved or laid out for business, commercial, or industrial purpose shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in the Zoning Code.

B) Lot Arrangement.

All lots shall abut on a public street or place.

C) Corner Lots.

1. All corner residential lots shall have extra width sufficient for maintenance of building lines on both streets. The minimum width shall be 100 feet.
2. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum front-yard setback from both streets.

D) Lot Orientation.

In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan.

E) Double Frontage Lots and Access to Lots.

1. Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation.

2. Lots shall not, in general, derive access exclusively from a major or secondary street. Where driveway access from a major or secondary street may be necessary for several adjoining lots, the Planning Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on the street. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on major and secondary arterials.
3. Any lot having an area of 20,000 square feet or less shall not be deeper than three (3) times its width and contain a minimum width of 90 feet.
4. Any lot over 20,000 square feet in area shall not be deeper than 2½ times its width.
5. All lots shall have a minimum lot width of 90 feet and a minimum lot depth of 120 feet.

1226.03 STREETS.

- A) Streets shall be planned for convenient circulation toward the principal directions of travel, bus routes, schools and playgrounds. The pattern shall be continuous but indirect enough to discourage an excessive amount of through traffic. On the interior design, T-type intersections shall be predominant, while cross-intersections shall be avoided except at major streets. The street patterns shall include some extensions to the boundaries of the development to provide circulation between adjoining neighborhoods.
- B) Street widths shall conform to the following minimums:

<u>Classifications</u>	<u>Right-of-Way width (in feet)</u>
Expressway	200
Principal Arterial	140
Minor Arterial - Dominant major street or main county road	100
Major Collector - Major Street	100
Secondary Major - Local Collector	80
Minor street	66
Alley	20

Such classification and widths shall conform to the designation as contained in the Master Plan.

- C) Streets shall intersect each other at as nearly right angles as possible. Intersection having more the (4) four corners shall be prohibited.
- D) New streets shall be a continuation of existing streets or provide a minimum jog of 150 feet from the centerline of existing street alignment.
- E) Cul-de-sac streets shall not be over 600 feet in length and the terminus shall be a circular area with a minimum diameter of 140 feet. Any water mains serving a cul-de-sac shall be looped.
- F) A two (2) foot buffer lot shall be required at the terminus end of a stub street which abuts unplatted/undeveloped land.
- G) Private streets shall be constructed to Village standards.
- H) Streets shall not be duplicated in name nor confused with existing names.

1226.04 BLOCKS.

- A) Blocks shall be designated to accommodate lots of a size required for the district and to provide convenient circulation, service and safety on the boundary streets. The block shall be designed so that rear lot lines coincide with drainage courses, railroads and divisions in land use.
- B) The maximum length of a block shall generally be one-fourth of a mile or 1,320 feet. The Planning Commission may require a crosswalkway in a block that exceeds 900 feet.
- C) The width of a block shall be sufficient to accommodate two tiers of lots, except a single tier of lots which have a greater depth than the minimum requirement of 120 feet may be required to separate residential development from major streets adjoining nonresidential uses or unusual topographic or natural features. An easement for screen planting of at least 10 feet in depth may be required along the lots abutting such major street or nonresidential land use, and such easement shall not be traversed by vehicles.
- D) Blocks for multifamily, commercial or industrial subdivisions shall be adequate to accommodate the building sites and to provide the yards, service drives, off-street parking and other required facilities.

1226.05 PUBLIC SPACES.**A) Required Dedication**

1. The Planning Commission shall specify and require the dedication of a reasonable amount of land for play fields, parks and other open public spaces that may be essential to a proper development of the neighborhood area in accordance with the adopted Master Plan for parks and other open public grounds, as provided for in Ohio R.C. 711.09.
2. Due regard shall be shown for the preservation of outstanding natural and cultural features, such as scenic spots, watercourses and historic sites.
3. Table of recreation requirements.

Lot area of single family lots	% of total gross acreage of subdivision to be reserved for parkland purposes
1 acre or greater	2.5
20,000 sq. ft. or greater	5.0
Less than 20,000 sq. ft.	8.0

4. Multifamily and High-Density Residential.

The Planning Commission shall determine the acreage for reservation based on the number of dwelling units per acre to occupy the site as permitted by the Zoning Code.

B) Standards

1. Individual parkland sites, as required by this section, shall not contain less than 2.5 acres, unless they adjoin an existing dedicated park.
2. Disconnected sites or sites with a section with a minimum dimension of less than 60 feet are not acceptable. If possible, parkland sites should follow natural topography or course of land.
3. Parkland sites shall have a minimum frontage on a public right-of-way of 100 feet.
4. Land to be dedicated for parkland shall be submitted as a single parcel.

5. Sites for parkland shall be located as to be readily accessible by residents of all portions of the subdivision or plat. Sites shall not be located on major streets. Sites may be located between commercial or institutional activities and residential dwellings, so long as the site remains accessible to residents.
6. It is recommended that park sites be joined to walkway easements to provide convenient pedestrian access to all portions of the subdivision or plat.

C) Credit for Private Parkland.

1. In cases of parkland reserved for exclusive use of residents of a project or for parkland created and maintained by a homeowners association, credit against the requirements of this section may be given. Restrictions for use of the land for park purposes only shall be placed on the subdivision or plat drawing and on deeds for the land. A credit for private parkland shall comply with Section 1226.05 (A) and (B) above.

D) Fee in Lieu of Dedication.

1. At the discretion of the Planning Commission, if it is determined that a cash contribution would better serve the public interest, a fee of \$600.00 per dwelling unit shall be required.
2. The subdivider, whose required parkland equals less than 1.5 acres shall pay a fee in lieu of dedication of parkland.
3. The subdivider, whose required parkland is equal to or is greater than 1.5 acres, may be granted the option by the Village Council with recommendation of the Planning Commission in cases of hardship or sufficient cause of paying a fee in lieu of dedication of the required parkland.
4. The fee in lieu of dedication shall be the fair market value of the required amount of land as located within the subdivision or plat at its time or recording.
5. The dedicated fee for parkland shall be used to benefit the residents of the subdivision and placed in a separate park and recreation fund. The use of these funds may be used for a neighborhood, community, or regional park.

1226.06 SETBACKS; BUILDING LINES.

All lots, including commercial, industrial and residential lots, shall have a minimum setback or building line of 30 feet from the right of way, except where the Zoning Code requires a greater amount. In such case the greater of the two shall be required.

1226.07 EASEMENTS.

- A) Utility easements five (5) feet in width shall be provided along the rear of each lot and/or along side lot lines where necessary. Such easements shall provide continuous easement to streets or alleys where necessary.
- B) Open ditch easements equal to the width of the required cross-section of such ditch plus 20 feet on one side shall be provided.
- C) Easements for enclosed drainage systems shall be a minimum of 15 feet in width.

1226.08 COMMERCIAL AREAS.

- A) A commercial subdivision may show lots which need not conform to any minimum width or area, but it shall show the location within which buildings may be erected and the area that is to be reserved for off-street parking and service areas.
- B) The location for vehicular movement between the area and adjacent streets shall be indicated, and restrictions shall be recorded upon the plat which will restrict such vehicular movement to the location shown on the plat.
- C) Easements may be required providing for vehicular movement through parking areas and to and from service areas, as well as easements which can be improved as buffer areas wherever the area adjoins property zoned for a residential use. The installation of plantings, walls, fences or other improvements that will ensure a satisfactory buffer, or a protective screen within such easement, may be required.

1226.09 HIGH WATER LEVEL.

No plat will be approved when more than 10% of the lots planned thereon are in excess of one foot below the high water level at the building site.

1226.10 STREET TREE REQUIREMENTS

Any new street developed by a private developer and dedicated to the Village shall have a street tree plan approved by the Village Tree Commission. As an alternative, the developer may permit the Village Tree Commission to develop the street tree plans with the cost of all trees to be paid by the developer.

A bond shall be posted by the developer, the amount to be determined by the Village Tree Commission with Council's approval for future installation of the street tree plan.

CHAPTER 1228
IMPROVEMENTS

1228.01	CONFORMITY REQUIRED; IMPROVEMENTS REQUIRED PRIOR TO PLAT APPROVAL.	1228.07	STREET LIGHTS.
		1228.08	OTHER UTILITIES.
1228.02	GRADING; GROUND ELEVATIONS.	1228.09	SIDEWALKS.
		1228.10	MONUMENTS.
1228.03	STREETS.	1228.11	FINANCIAL GUARANTEES.
1228.04	WATER.	1228.12	CONSTRUCTIONS STANDARDS.
1228.05	SANITARY SEWERS.	1228.13	ADMINISTRATION BY PLANNING COMMISSION.
1228.06	STORM SEWERS.		

CROSS REFERENCES

OHIO REVISED CODE

Plat and subdivision defined	711.001
Cornerstones, markers and pins	711.03, 711.14
Plat acknowledgment and recording	711.04, 711.06
Fee of designated public land to vest when plat recorded	711.07, 711.11
Disposal of lots; forfeiture	711.15
Lost or destroyed records	711.34 et seq.
Municipal corporations may adopt rules and regulations	711.101, 711.132
Violations of rules and regulations	711.102
Improvement defined	1220.05(14)

1228.01 CONFORMITY REQUIRED; IMPROVEMENTS REQUIRED PRIOR TO
PLAT APPROVAL.

Subject to the limitations thereon provided in Ohio R.C. 711.10, all plats of subdivisions of land shall conform to the improvement regulations contained in this chapter. The subdivider shall provide, construct, install and pay for the minimum improvements specified in this chapter, or shall give assurance therefor in accordance with Section 1228.11, prior to the approval and recording of the plat.

1228.02 GRADING; GROUND ELEVATIONS.

- A) Lots shall be graded so that all storm water will drain therefrom.
- B) The minimum ground elevation at the building site for all lots in a flood plain, or adjacent to or affected by a flood plain area, shall be at a minimum elevation of one foot above the estimated high water level. Such lots shall be graded to the estimated high water level before final acceptance of the improvements required by this chapter. The minimum ground elevation at the building site shall be designated on the plat.

1228.03 STREETS.

- A) Streets in a subdivision shall be improved with a hard surface pavement with adequate drainage and shall be a minimum width of 29 feet. There shall be a curb along each side of such surfacing.
- B) Additional pavement lanes may be required for commercial developments to provide acceleration-deceleration lanes and/or left-turn lanes.
- C) A greater width of pavement, not to exceed 40 feet, may be required in industrial or special apartment developments.
- D) Minimum pavement gutter elevations shall be at or above the hydraulic grade line for a 10 year frequency storm.

1228.04 WATER.

- A) When an adequate public water line is within 1,000 feet of the subdivision, such line shall be extended so that each lot has access to the public water supply.
- B) When a public water supply system is used and lots are less than 12,000 square feet, sanitary sewers shall be provided and connected to a public system or an approved treatment plant, except as provided in Section 1228.05(D).
- C) Where an adequate public water line is not available, a well may be the source of water supply for each lot if such well and the water quality meet the health standards of the appropriate Board of Health and if the lots are 20,000 square feet or more in size.

- D) Minimum water main of eight (8) inches cast iron pipe or other approved pipe shall be required.

1228.05 SANITARY SEWERS.

- A) **Public System.** When the proposed subdivision is located within 1000 feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer.

B) Independent Systems.

1. When lots are less than 20,000 square feet and a sanitary sewer is not available, an adequate sanitary treatment plant and the necessary sanitary sewer lines accessible to each lot shall be provided by the developer. The system, where practicable, shall be designed so that it can be integrated into the Master Plan of sanitary sewers when public sewers are installed.
2. Where a number of subdivisions are proposed to be on adjacent tracts, and/or sufficient buildable property is in close proximity to each other, Council may cause to have constructed a sanitary treatment plant and necessary lines, except laterals, to serve the plats, and may assess the cost thereof to the benefited owners.

- C. **Sanitary Manholes.** The minimum elevation of the top of any sanitary manhole casting shall be not less than the estimated 25 year high water level.

D. Septic Tanks.

1. Septic tanks may be used for lots of 20,000 square feet or more in area if soil percolation tests, as prescribed by the appropriate Board of Health, have indicated a reasonably useful life for such disposal methods. Other methods of disposal may be approved by the Board of Health.
2. Subject to the approval of the Board of Health, septic tanks may be used on lots of less than 20,000 square feet when the plat is in an area that can expect trunk sewers to be extended to it within two years, as determined by the Village Engineer, but sanitary lateral sewers serving each lot, properly installed and blocked off, shall be provided.

1228.06 STORM SEWERS.

- A) Drainage laterals, including an adequate outlet, shall be designed and constructed to provide for disposal of all surface water. In subdivisions employing septic tanks, the drainage system shall, in addition, provide a drainage outlet a minimum of three feet below the mean ground level for each lot.
- B) A drainage ditch shall be enclosed when the enclosure is equivalent in capacity to 48 inches in diameter or less. Such enclosure shall be constructed, installed and paid for by the subdivider. All other drainage ditches in the subdivision shall be realigned, widened and/or deepened to accommodate storm water runoff from the subdivision. All structures shall be enclosed within the new street right of way. Such enclosure shall be adequate to handle the storm drainage and shall be constructed, installed and paid for by the subdivider.
- C) Storm hydraulic grade lines shall be based on estimated run-off conditions, in watershed, 10 years from the time the improvement is made.

1228.07 STREET LIGHTS.

Provision shall be made for installing street lights on all streets in accordance with the Acorn Street Light Resolution.

1228.08 OTHER UTILITIES.

- A) All electric, telephone and other wires shall be located, where practical, within easements provided therefor.
- B) Electrical service for street lights located on a street shall be located, where practical, within easements on side lot lines. Main and service lines shall be placed underground within the easement provided in all subdivisions, unless the Planning Commission grants permission to erect poles.

1228.09 SIDEWALKS.

Concrete sidewalks shall be installed in accordance with the Village Sidewalk Plan.

1228.10 MONUMENTS.

- A) Subdivision boundary corners and the four corners of street intersections shall be definitely marked with permanent monuments. A permanent monument shall be concrete, six inches in diameter by 13 inches, or six inches by six inches by 30 inches, with a three-fourth inch iron pipe cast in the center. If conditions prohibit the placing of monuments on-line, off-set marking will be permitted, provided that exact off-set courses and distances are shown on the subdivision plat.
- B) One such monument shall be placed at each change in direction of the boundary and on one side of the street at the beginning and end of each curve.

1228.11 FINANCIAL GUARANTEES.

All improvements, such as streets, utilities, sidewalks, trees, monuments and other facilities, required in this chapter shall be completed to the satisfaction of Council, unless the subdivider files with the Clerk of Council a bond with surety in such form as shall be approved by the Village Solicitor, or deposits in escrow, with like approval, an amount, which is 110% of the estimated cost by the Village Engineer. Such bond or escrow agreement shall guarantee that all improvements will be constructed and completed in a satisfactory manner and within a reasonable period, not to exceed two (2) years, and that all required expenses shall be paid.

1228.12 CONSTRUCTION STANDARDS.

The improvements outlined in this chapter shall be designed, constructed and installed in conformity to the standards and specifications of the following designated agencies:

Required ImprovementsAppropriate Agency

Grading	Village Engineer
Streets	Village Engineer
Street drainage	Village Engineer
Sidewalks	Village Engineer
Storm drainage	Village Engineer
Street alignment relative to major thoroughfares	Village Engineer
Water lines	Village Engineer
Sanitary sewer lines	Village Engineer
	Council
	State Department of Health
Septic tanks	County Board of Health
Natural watercourses	Village Engineer

1228.13 ADMINISTRATION BY PLANNING COMMISSION.

This chapter shall be administered by the Planning Commission and may be modified by the Commission in special cases where unusual or exceptional factors or conditions require such modification, with the approval of Village Council.